

## **ACTION AGENDA**

### **DESIGN REVIEW COMMITTEE Chula Vista, California**

**February 21, 2005  
4:30 p.m.**

**Council Chambers  
Public Services Building  
276 Fourth Avenue, Chula Vista**

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**ROLL CALL:** Araiza, Alberdi, Drake, Mestler

**ABSENCE:** Magallon

**APPROVAL OF MINUTES:** (Araiza/Drake) (4-0-01) approved December 20, 2004 minutes. November 22, 2004 minutes were continued to next meeting due to lack of quorum.

#### **PUBLIC HEARING:**

1. DRC-05-25 Fiedler Group  
98 Bonita Road  
Chula Vista, CA  
Construction of a new 2,916 s.f. convenience store on existing service station site.

Project Manager: Jeff Steichen, Associate Planner

**Action: (Araiza/Alberdi) (4-0-0-1) Approved as presented. In addition, the 3 flowerbeds along Bonita Road shall be replaced with new plant material. Modification to Condition II.G. The new trash enclosure shall be placed along the property line to eliminate landscaping in the rear.**

2. DRC-05-30 McArdle Associates, Architects  
2440 Fenton Street  
Chula Vista, CA  
Construction of two one-story and one three-story medical office buildings on a lot of less than 5-acres in the Eastlake Business Center.

Project Manager: Ann Pease, Associate Planner

**Action: (Araiza/Alberdi) (4-0-0-1) Approved as presented. With a recommendation that an alternative tree species be considered.**

3. DRC-05-17

Venture Commerce Center  
Harold Place  
Chula Vista, CA

Construction of thirteen two-story office/flex warehouse buildings on a seventeen and a half acre lot in the Eastlake Business Center.

Project Manager: Ann Pease, Associate Planner

**Action: (Araiza/Alberdi) (4-0-0-1) Approved as presented.**

**PRELIMINARY REVIEW:**

4. DRC-05-26

Sommerset Plaza  
1655 Broadway

Proposal for a 4,650 s.f. retail building to provide additional retail space for the center.

Project Manager: Michael Walker, Associate Planner

**Action: None taken. The Committee commented:**

1. **The design of the new building deviates too much from existing center. It should be more integrated with existing buildings.**
2. **The color palette should complement existing buildings.**
3. **A professional landscape plan should be submitted for review. Staff should determine if building could be shifted to the east so less landscape is behind building and more can be provided in front.**

5.

Otay Ranch Village Eleven

Shea Homes proposes to develop a mixed use and multi-family development in the Village Eleven Core area consisting of an approximate 10.8-acre mixed-use parcel (MU-1) with mixture of 42 live/work units, and approximately 107,000 s.f. of retail space along with an approximate 12.2-acre multi-family parcel (R-19) containing 239 multi-family units. The project proposes to fulfill its delivery of 230 affordable housing units for Village Eleven.

Project Manager: Richard Whipple, Senior Planner

**Action: None taken. The DRC in general were satisfied with the design and made the following suggestions:**

1. **Concern about the treatment of the backside of the grocery store.**
2. **A strong corner element and treatment along Birch Road and Eastlake Parkway should be**

considered so that it respects the frontage across the street at the Otay Ranch Town Center in the Freeway Commercial.

3. Elevations of the four corners should be submitted so that the DRC can see how they are tied together.
4. There should be enhanced paving along all the main entry drives.
5. The towers within the mixed-use project need to be consistent.
6. Would like to see additional breakage of the elevation, want to see more of what the SPA envisioned for the village concept instead of repetitive mirrored units on Birch Road frontage.
7. Enhance landscaping along the nodes of affordable units that will enhance overall housing project.
8. Consider pedestrian linkage on the corner of Discovery Falls Road and Crossroads Street.
9. Pedestrian pathways within the interior of the project should meander more.
10. Lack of pedestrian path on both sides so that residents can access grocery stores and fast-food places.
11. A more colorful tree palette should be considered.

**ADJOURNMENT:**

At 6:50 p.m. to a regular meeting on Monday, March 7, 2005 4:30 p.m. in Council Chambers.